



# GENERAL PLAN ANNUAL PROGRESS REPORT

**FISCAL YEAR 2014-15**



OUR MISSION:

*PROMOTING THE WISE USE OF LAND*

*HELPING TO BUILD GREAT COMMUNITIES*

## **COUNTY OF SAN LUIS OBISPO**

### **Board of Supervisors**

Frank Meham, District 1  
Bruce Gibson, District 2  
Adam Hill, District 3  
Lynn Compton, District 4  
Debbie Arnold, District 5

### **Planning Commission**

Jim Irving, District 1  
Ken Topping, District 2  
Eric Meyer, District 3  
Jim Harrison, District 4  
Don Campbell, District 5

### **Department of Planning and Building**

Jim Bergman, Director  
Trevor Keith, Deputy Director  
Matt Janssen, Division Manager, Policies and Programs  
Rob Fitzroy, Supervising Planner, Policies and Programs  
Jay Johnson, Senior Planner  
Brian Pedrotti, Senior Planner

### **Contact Information**

Department of Planning and Building  
County of San Luis Obispo  
976 Osos St., Rm. 300  
San Luis Obispo, CA 93408  
Phone: (805) 781-5600

### **Website**

[www.sloplanning.org](http://www.sloplanning.org)

TABLE OF CONTENTS

Introduction ..... 4

The County General Plan..... 4

Major Planning Activities ..... 6

General Plan Amendments ..... 7

Implementing the General Plan..... 8

    Ordinance Amendments..... 8

    Implementation Programs ..... 9

Development Activity..... 14

## *Introduction*

This report reviews the activities that took place to implement the County General Plan between July 1, 2014 and June 30, 2015. The General Plan is the blueprint for the future physical, economic, and social development of the unincorporated areas of the county (outside incorporated cities). It implements California laws that regulate land use planning and development. This report fulfills a state requirement to measure progress in implementing the General Plan. The scope of the report includes:

- Status of the General Plan documents,
- Major planning activities that were begun, worked on or completed,
- Changes to plans and ordinances to implement plan policies,
- Residential development in relation to Housing Element goals, and
- Numbers of public hearings held for development and amendment applications.

**The County of San Luis Obispo** is a local government that serves over 100,000 people within the unincorporated area (outside incorporated cities). It is required by the State of California to protect resources, plan an orderly distribution of land uses and apply fair and equitable regulations for new development.

**The Department of Planning and Building** provides services within several roles: as visionary, statistician, designer, regulator, and protector of public health, safety and welfare, to name a few. Within all of its roles, the Department's major responsibility is to serve the public with cost-effective and courteous service, and to represent the public's interest by creating fair and equitable policies and recommendations. These ethical commitments are the foundation of the recommendations and decisions of the Planning and Building Department. The Department serves the following key stakeholders:

- The **Board of Supervisors** has the major role of deciding the direction and implementation of the General Plan through its decisions on proposed plan amendments, applications, priorities, and funding.
- The **clients** are applicants and the public who receive immediate and direct services from the Department.
- The **general public**, as the "end-user" of the General Plan, has the important role of shaping the purpose, meaning, and effect of the General Plan through participation in drafting, reviewing, and commenting on plans, ordinances, and permits.
- The **employees** of County departments and non-County agencies have varying roles implementing the General Plan.

## *The County General Plan*

The General Plan is both the vision and blueprint for how the County as a community wants to develop and grow while protecting valued resources. **The General Plan provides policies for planning land uses and for allowing new development and land divisions.** It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, and plant and animal habitats. The General Plan includes documents called elements. They are shown in Table 1, which lists their status and whether they are required or optional.

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

**Table 1: General Plan Elements**

Required Elements	Date of Adoption or Last Major Revision	Comment
Land Use	2014	
Framework for Planning	2014	Updated Resource Management System
Area Plans and <i>sub-areas</i>		Reorganized in 2014
Carrizo Area Plan	2014	
<i>Shandon-Carrizo (Central)</i>	2012	
Estero Area Plan	2009	
North Coast Area Plan	2008	
North County Area Plan	2014	
<i>Adelaida</i>	1980	
<i>El Pomar-Estrella</i>	2003	
<i>Las Pilitas</i>	1980	
<i>Los Padres (North)</i>	1980	
<i>Nacimiento</i>	1980	
<i>Salinas River</i>	1996	
<i>Shandon-Carrizo (North)</i>	2012	
San Luis Bay Coastal Area Plan	1990	
San Luis Obispo Area Plan	2014	
<i>San Luis Obispo (North)</i>	1994	
<i>San Luis Bay Inland (North)</i>	1980	
South County Area Plan	1994	
<i>Huasna-Lopez</i>	1986	
<i>Los Padres(South)</i>	1980	
<i>San Luis Obispo (South)</i>	1994	
<i>San Luis Bay Inland (South)</i>	1980	
<i>South County (sub-area)</i>	1994	
South County Coastal Area Plan	1990	
Community Plans:		
Avila Beach <sup>1</sup>	2000	Adoption of the Specific Plan
Cambria	2008	As part of the North Coast update
Cayucos	2009	As part of the Estero update
Los Osos	2009	Update in progress
Nipomo	2007	Adoption of West Tefft Corridor Design Plan
Oceano <sup>1</sup>	2001	Adoption of the Specific Plan
San Miguel	1996	Update in progress
Santa Margarita	2001	Adoption of the Design Plan
Shandon	2012	Adoption of the Community Plan
Templeton	1996	As part of the <i>Salinas River</i> update
Village Plans <sup>2</sup>	Refer to note 2	

**Table 1: General Plan Elements**

<b>Required Elements</b>	<b>Date of Adoption or Last Major Revision</b>	<b>Comment</b>
Local Coastal Plan - Coastal Plan Policies	2004	
Circulation	2014	
Housing	2014	
Conservation and Open Space	2010	Minor update in progress <sup>3</sup>
Noise	1992	
Safety	2013	
<b>Optional Elements</b>		
Agriculture	1998	Minor update in progress <sup>3</sup>
Master Water & Sewer Plan	1972	
Offshore Energy	2010	
Economic	2012	
Parks and Recreation	2006	

1) These communities are located both in the Coastal Zone and Inland. 2) California Valley (1980); Creston (2003); Edna (1996); Heritage Ranch (1980); North County Villages: Garden Farms (1996), Pozo (1980), and Whitley Gardens (1980); Oak Shores (1980); San Simeon (2008); South County Villages: Black Lake (1994), Callender-Garrett (1994), Los Berros (1994), Palo Mesa (1994), and Woodlands (1998). 3) Updates are related to the Countywide Water Conservation Program.

## ***Major Planning Activities***

### ***San Miguel Community Plan Update***

Last updated in 1996 as part of the Salinas River Area Plan, the San Miguel Community Plan is the second community plan in the inland area to be prepared independently of an area plan (Shandon being the first in 2012). Following a successful community outreach process and preparation of an administrative draft plan by the City and Regional Planning Department at Cal Poly, the Board, on November 1, 2011, authorized the community plan update. Grant funding was received to complete technical background reports and a Public Facilities Financing Plan. A public review draft of the Community Plan update was released in June 2013, with preparation of an Environmental Impact Report currently underway. The EIR, together with the Public Hearing Draft Community Plan, is expected to be released by the end of the year. This comprehensive community-based plan will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel.

### ***Los Osos Community Plan Update***

Tentatively updated as part of the Estero Area Plan Update in 2004, the Los Osos Community Plan was withdrawn from Coastal Commission consideration in 2006. The Board authorized preparation of the Los Osos Community Plan update in December 2012. Initial public outreach for the community plan was conducted through Los Osos Community Advisory Council and a staff-prepared on-line community survey. A Public Review Draft Community Plan, released in January 2015, is now available for review at the Department offices, the Los Osos Library and on the Department's website. The plan is consistent and

coordinated with the draft groundwater basin management plan and the draft Habitat Conservation Plan. A series of community outreach meetings to unveil the Community Plan were conducted in the Spring of 2015. An Environmental Impact Report for the community plan is underway.

### **Countywide Water Conservation Program**

In response to the ongoing water scarcity concerns throughout San Luis Obispo County, the Board of Supervisors authorized the Department of Planning and Building to process several amendments to the County General Plan and County Codes. The objective of the amendments is development and implementation of a Countywide Water Conservation Program to substantially decrease groundwater extraction in areas that have been certified Level of Severity (LOS) III; provide a mechanism to allow new development and new or altered irrigated agriculture to proceed in certified LOS III areas, subject to the requirements of the County General Plan and County Code, in a manner that fully offsets projected water use; and to reduce the wasteful use of water in the county. On August 13, 2015 the Planning Commission, recommended that the Board of Supervisors certify the Final SEIR, adopt CEQA findings, adopt amendments to the Agriculture and Conservation and Open Space Elements of the General Plan, and adopt amendments to Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction), and Title 22 (Land Use Ordinance) of the County Code. On October 6, 2015 ordinances for amendments to Title 8 and Title 19 of the County Code, and Ordinance 3274 (the County Fee Schedule) that are associated with the implementation of the CWWCP were introduced to the Board of Supervisors, and the Board directed the Clerk to set said ordinances (including amendments to the Agriculture Element and the Conservation and Open Space Element of the County General Plan; and amendments to Title 22) for public hearing on October 27, 2015.

### **Workforce Housing Policy Amendments**

Amendment by the County of San Luis Obispo of Title 22 of the County Code, and the Land Use Ordinance, to incorporate a Workforce Housing Ordinance. The requested modifications include the creation of a pilot program encouraging the development of housing that is affordable to San Luis Obispo County's workforce. This is accomplished through reduced minimum lot sizes and flexible development criteria for standard subdivisions. Workforce housing subdivisions are meant to facilitate the creation of small fee-simple lots to accommodate infill housing within existing communities. Workforce housing subdivisions would be a development tool available in Residential Single-Family or Residential Multi-Family land use categories within the Inland areas of the County. A Public Review Draft is anticipated for release in November 2015.

## ***General Plan Amendments***

Changes or amendments to the General Plan occur through applications by the public or by County government after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current. Updates should occur periodically. The following amendments were approved in FY 2014-2015:

**Table 2: General Plan Amendments Completed – Fiscal Year 2014-2015**

Amendment	Description
LRP2008-00004 Santa Margarita Cemetery District	Amend the County's Land Use Element by changing the land use category on 3.63 acres from Agriculture (AG) to Public Facilities (PF) for the Santa Margarita Cemetery Expansion Project. Approved May 5, 2015.
LRP2008-00013 County of SLO	Amendments to Chapter 3, Resource Management System, in the Inland and Coastal Framework for Planning documents, Approved December 2, 2014
LRP2013-00015(b) County of SLO	Amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 7,650 square-foot (0.18 acre) portion of an approximately 0.5 acre parcel from Public Facilities to Commercial Retail. Approved December 2, 2014.
LRP2014-00015 County of SLO	Amend portions of the General Plan in order to encourage the development of certain renewable energy projects in the most suitable locations in unincorporated inland areas of the county through a Renewable Energy Streamlining Program (RESP). Approved March 24, 2015.

## *Implementing the General Plan*

The General Plan is implemented through a variety of activities, including developing private and public property and adopting land use ordinances. In addition, the County and other agencies carry out General Plan programs and strategies to develop needed public facilities, add services and commit public resources to building and maintaining streets, facilities and buildings.

### **Ordinance Amendments**

Ordinances, such as the Land Use Ordinance, implement the General Plan by regulating land use and development or by managing the rate of growth as in the Growth Management Ordinance. Decisions on land use permits, building permits or land divisions are based on these and other ordinances.

The Land Use Ordinance (LUO) is the official zoning ordinance for the County of San Luis Obispo; it implements General Plan policies with zoning standards. In Fiscal Year 2014-2015, the following Land Use Ordinance and other ordinance amendments were approved:

**Table 3: Ordinance Amendments Approved – Fiscal Year 2014-2015**

Amendment	Description
LRP2006-00003 County of SLO	Amendments to Title 29 – Affordable Housing Fund to adopt an annual adjustment of the residential in-lieu fee and commercial housing impact fee schedules. Included consideration of the Affordable Housing Fund Annual Report and Annual Action Plan. Approved December 2, 2014
LRP2012-00002 County of SLO	Amend the Land Use Ordinance to comply with the federal law requirements of the Federal Emergency Management Agency (FEMA).



**Table 3: Ordinance Amendments Approved – Fiscal Year 2014-2015**

<b>Amendment</b>	<b>Description</b>
	Approved March 24, 2015.
LRP2013-00007 County of SLO	Amendment to the Building and Construction Ordinance, Title 19 of the County Code, changing the requirements for retrofitting of plumbing fixtures in connection with additions, remodels, and new development of residential, commercial and other structures within the Los Osos Groundwater Basin. Approved February 10, 2015.
LRP2014-00002 County of SLO	Approve “clean-up” amendments to the Real Property Division Ordinance, Title 21 of the County Code, and the Land Use Ordinance, Title 22 of the County Code. Approved December 16, 2014.
LR2014-00007 County of SLO	Amend the Land Use Ordinance and the Coastal Zone Land Use Ordinance (Title 23 of the County Code), to amend regulations to no allow new mini-storage warehouse facilities in the Residential Multi-Family (RMF) land use category. Approved March 24, 2015.
LRP2014-00009 County of SLO	Amend Title 2 of the San Luis Obispo County Code to clarify that the Board of Supervisors is designated as the planning agency for the purpose of issuing conformity reports pursuant to Government Code sections 65401 and 65403. Approved February 10, 2015.

### **Implementation Programs**

The General Plan is static unless its vision, goals and concepts are implemented in policies or projects on the ground. Each part (element) of the General Plan contains programs to complete. Each area plan and community plan within the Land Use Element (LUE) also includes programs to fulfill needs for local services, transportation, resources and land use.

In February 2015, the Board of Supervisors set priorities for General Plan programs to be implemented, in addition to other already authorized activities. The Board updated the priorities on October 13, 2015. The following priorities were completed since February 2015:

#### **1. Resource Management System Biennial Report**

Status: Complete. This report on the status of resources and infrastructure was prepared with the assistance of a consultant. The report was completed following the Board’s adoption of revisions to the Resource Management System of the Framework for Planning in December 2014. The Board considered and approved the Biennial Report in March 2015.

#### **2. Renewable Energy Combining Designation and Related Ordinance Amendments**

Status: Complete. The California Energy Commission awarded the County a Renewable Energy and Conservation Planning Grant of \$638,152 to fund a Renewable Energy Streamlining Program (RESP). The Board of Supervisors adopted the RESP amendments that streamline development of renewable energy projects in areas of the county that meet selected criteria.

#### **3. North County Service Center**

Status: Complete. The Department now provides planning and building services in the north county. The North County Service Center is now open three days per week (M-W-F) in the same office with the Clerk-Recorder and Assessor, which is helpful to

customers. Staff will continue to collect customer data and formulate future staffing recommendations to improve service levels.

**4. Complete Paso Robles Groundwater Basin (PRGWB) Urgency Ordinance Implementation.**

Status: Complete. On August 27, 2013, the Board adopted an Urgency Ordinance covering a majority of the PRGWB that requires new uses to offset their water demand at a ratio of 1:1 and new wells to be metered and monitored by the property owner. On October 1, 2013, the Board gave direction to staff for implementation of the ordinance. Implementation included County Approved Water Conservation Programs to allow both new development (residential and commercial) and new irrigated agriculture to continue while offsetting new water use. The new development offset program was approved by the Board on February 25, 2014 and began in April 2014. The program achieved water savings through plumbing retrofits and allowed new development to continue by purchasing water offset credits. An Agricultural Offset Program was developed by the Upper Salinas-Las Tablas Resource Conservation District (RCD) and was continued by the Board on October 28, 2014. On February 3, 2015 the Board directed to staff to continue implementation without the RCD program. Staff issued Agricultural Offset Clearances via a simplified version of the Agricultural Offset Program throughout the duration of the Urgency Ordinance. Implementation of the Urgency Ordinance also included vesting rights determinations. The Urgency Ordinance expired on August 27, 2015.

**5. Complete the Public Review Drafts of Various General Plan and Ordinance Amendments Relating to Water Demand and Supply.**

Status: Complete. In May 2014, the Board directed staff to begin work on five water programs: retrofit on sale; new landscape requirements; water neutral new development in Level of Severity III basins (including new irrigated agriculture); water waste prevention, including agricultural water waste; and incentives for reductions in outdoor water use. In July 2014, the Board directed the Department to prioritize these programs so that water neutral new development and water waste prevention ordinances are brought to the Board prior to the expiration of the Paso Robles Groundwater Basin Urgency Ordinance on August 27, 2015. On February 3, 2015, the Board provided further direction on the programs, including removal of the retrofit-on-sale expansion. On July 21, 2015 the Board directed staff to bring back all Amendments for introduction after the Planning Commission had completed their review. The Planning Commission conducted a series of 5 hearings/study sessions between May and August of 2015. On August 13th, 2015, the Planning Commission recommended the Board certify the Final Supplemental Environmental Impact Report and adopt the proposed amendments for the Countywide Water Conservation Program. On October 6, 2015 the Board introduced the amendments and scheduled them for hearing on October 27, 2015.

The following priorities from October 2015 are listed below with comments on their status:

**6. Complete the Draft Los Osos Habitat Conservation Plan (HCP) and Complete the Los Osos Community Plan Update.**

Status: In Progress. Consultation between agencies and County staff is occurring on the Habitat Conservation Plan and Environmental Impact Report/Environmental Assessment. Public review of the draft plan and EIR/EA is scheduled to be released in spring 2016. The Board authorized preparation of the Los Osos Community Plan update in December 2012. Initial public outreach for the community plan was conducted through Los Osos Community Advisory Council and a staff-prepared on-line community survey. A Public Review Draft Community Plan is now available for review at the Department offices, the Los Osos Library and on the Department's website. The plan is consistent and coordinated with the draft groundwater Basin Management Plan and the draft

Habitat Conservation Plan. A series of community outreach meetings to unveil the plan was conducted in the Spring of 2015. An Environmental Impact Report for the Community Plan is underway.

**7. Complete Workforce Housing Policy Amendments**

Status: In Progress. Amendment by the County of San Luis Obispo of Title 22 of the County Code, and the Land Use Ordinance, to incorporate a Workforce Housing Ordinance. The requested modifications include the creation of a pilot program encouraging the development of housing that is affordable to San Luis Obispo County's workforce. This is accomplished through reduced minimum lot sizes and flexible development criteria for standard subdivisions. Workforce housing subdivisions are meant to facilitate the creation of small fee-simple lots to accommodate infill housing within existing communities. Workforce housing subdivisions would be a development tool available in Residential Single-Family or Residential Multi-Family land use categories within the Inland areas of the County. In addition to the ordinance amendments, this program will include Workforce Housing Design Guidelines to guide site planning, building design, and landscape/outdoor areas for workforce housing subdivisions. A Public Review Draft is anticipated for release in November 2015.

**8. Update the San Miguel Community Plan.**

Status: In Progress. Following a successful community outreach process and preparation of an administrative draft plan by the City and Regional Planning Department at Cal Poly, the Board, on November 1, 2011, authorized the Community Plan update. Grant funding was received to complete technical background reports and a Public Facilities Financing Plan. A public review draft of the Community Plan update was released in June 2013. Preparation of an Environmental Impact Report is underway. It, together with the Public Hearing Draft community plan, is expected to be released by the end of the year. This comprehensive community-based plan will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel.

**9. Sign Ordinance Update.**

Status: Pending Authorization. The United States Supreme Court recently issued a ruling that has wide implications on existing sign ordinances throughout the nation. The Department will evaluate the County's Sign Ordinance for consistency with the Supreme Court ruling and, as necessary, develop recommended revisions to the Sign Ordinance.

**10. State Model Water Efficient Landscape Ordinance.**

Status: In Progress. Executive Order B-29-15 issued by Governor Brown requires that the State Model Water Efficient Landscape be adopted by local governments and a report should be generated on the implementation and enforcement of local ordinances by December 31, 2015. This Executive Order requires local governments to adopt either the State Model Water Efficient Ordinance or a stricter ordinance by December 1, 2015. Staff will bring forward the State Model Water Efficient Landscape Ordinance for adoption before the December deadline and will make recommendations whether to develop an Ordinance specially tailored for the County of San Luis Obispo.

**11. Commercial Medical Marijuana Land Uses**

Status: Pending Authorization. The State Legislature passed three bills that address Commercial Medical Marijuana. These measures expressly allow Counties and Cities to regulate or completely prohibit land uses related to commercial medical marijuana cultivation, manufacturing, laboratory testing, dispensaries, and deliveries. However, Counties and Cities must act by March 1, 2016 or the State will become the sole licensing authority for these uses. The Department will develop a proposed policy and any necessary amendments to address the new legislation. Public hearings will be held prior to March 1, 2016.

**12. Inland Vacation Rental Ordinance**

Status: Pending Authorization. Currently the Inland Land Use Ordinance does not regulate vacation rentals. Planning staff have received a large number of complaints from throughout the county due to the impacts to neighbors from renters holding events on the property. Staff will develop a proposed policy for consideration that will prohibit or significantly reduce the ability of events to be held in conjunction of vacation rentals.

**13. Resource Capacity – Avila Beach Drive**

Status: Pending Authorization. Work with stakeholders to develop an implementation strategy for allocating the remaining road capacity on Avila Beach Drive, as specified in Circulation Program No. 4 of the Coastal San Luis Bay Area Plan.

The following General Plan programs, listed by their respective General Plan Elements, are also being implemented.

**Conservation and Open Space Element**

*AQ 2.1.3 – Employee Commuting Survey*

This is an on-going program for the Department, along with Ride Share, to survey County employees about commuting patterns and transportation choices.

*AQ 2.3.1 – Alternative Fuel Strategy*

This is an on-going program to integrate the County fleet with alternative fuel vehicles.

*AQ 4.2.1 – Climate Action (Energy Wise) Team*

This is a new effort. The team consists of representatives from the Departments of Administration, General Services, Planning and Building, and Public Works.

*AQ 4.3.1 – Reduce County Greenhouse Gas Emissions from County Operations*

This is an on-going effort for County departments to make considerations for reducing emissions in operations and practices, including fleet management, procurement, energy use, materials, water, waste, and employee transportation.

*E 2.2.1 – Monitor and report energy use*

In this on-going program, the Department's Energy Section is tracking energy use, efficiency, and related GHG emissions in all County-owned and operated buildings, and reporting to departments on a routine basis.

*E 2.2.2 – Implement energy efficiency activities and improvements, and E 3.2.2 – Energy efficiency retrofit program*

In this on-going program, the Department's Energy Section works with PG&E, SoCal Gas, and other local partners to conduct energy efficiency projects at existing commercial, residential, and government facilities.

*E 3.4.1 – Voluntary energy efficiency and conservation, and E 3.4.3 – Encourage energy and water efficiency improvements*

## Attachment 1 - General Plan Annual Progress Report FY 2014-15

In this on-going program, the Department's Energy Section conducts regular outreach, administers distribution of education materials, and hosts community events encouraging commercial/residential building owners to save energy through retrofits and simple low-cost actions.

### *E 3.4.4 – Energy efficiency and conservation education: public*

The Department's Energy Section hosts and participates in community events that promote energy efficiency and conservation.

### *E 4.1.1 – Continue partnerships for green building education*

The Department's Energy Section partners with local organizations to provide contractor training and workshops in energy efficiency.

### **Economic Element**

*Consistent with Economic Element Policy EE 4.4 (regarding infrastructure planning), the County expanded its process for infrastructure planning to include direct communication with representatives of the private sector and with cities and community services districts.*

*In order to implement Economic Element Policy EE 4.1 (regarding programs for retention, expansion and attraction of businesses), the County continued its financial support to the EVC for implementation of the Clusters of Opportunity Economic Strategy.*

*Consistent with Economic Element Policy EE 1.7 (involving economic impact analyses), the County authorized the routine inclusion of economic impact analysis with staff reports on discretionary permit applications.*

### **Housing Element**

The following are on-going Housing Element activities:

*HE 1.B: Continue and track existing development incentives, HE 1.C: Reduce and defer fees for affordable housing development and HE 1.L: Implement Inclusionary Housing Ordinance*

The 2015 Action Plan for the Affordable Housing Fund states that in 2014, a combined total of \$106,341 of in-lieu/housing impact fees was collected. Of this amount, \$100,090 was drawn down. Four projects were assisted and will provide a combined total of 92 new affordable housing units. The Affordable Housing Fund has a balance of \$55,183 for the coming year.

### *HE 1.G: Provide direct financial assistance for housing*

In 2014, the County allocated \$1,403,548 in HOME grant funds for construction of affordable housing and Tenant Based Rental Assistance. These funds, combined with unspent HOME funds from previous years, enabled three affordable rental housing projects to obtain much more in funding from the Low Income Housing Tax Credit Program and other programs. One of these projects provided 36 affordable family apartments in the City of Arroyo Grande. Other projects, both under construction, will provide 42 affordable family apartments in the City of San Luis Obispo while a second project, located in the City of Morro Bay, will create 20 affordable apartments for senior citizens. A third project for which the County has allocated HOME funds is located in Templeton will compete for tax credits and could start construction in late 2016.

*HE 1.H: Provide support to the Housing Trust Fund*

The Planning and Building Department participates in monthly Housing Trust Fund Commission meetings and provides financial support to the Housing Trust Fund annually for operations.

*HE 1.J: Facilitate affordable housing through advocacy, education, and support*

The Planning and Building Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council.

*HE 2.A: Rehabilitate housing units*

The County provided financial assistance through the Community Development Block Grant (CDBG) Program for the rehabilitation of a housing unit operated by RISE, the women's shelter in the North County area. The County also provided CDBG funds to two other nonprofit organizations, GRID Alternatives and the Community Action Partnership of San Luis Obispo County's Minor Home Repair Program.

**Safety Element**

The following are on-going Safety Element Activities:

- *S-8 and S-40: Information and Research*

Fund and maintain a Geographic Information System (GIS) that includes the data layers of this Safety Element. Continue to build the GIS with additional information as it becomes available.

- *S-12: Risk Assessment*

Develop additional training for building and safety personnel to keep up with current knowledge.

- *S-22: Reduce Flood Damage*

Seek funding to implement capital improvement projects for low-lying, flood prone areas.

## ***Development Activity***

### **Residential Development Trends, FY 2014-2015**

The rate of residential development is expected to increase in the coming years as the housing market and construction rebound from the recession. The trend in multi-family residential development has remained very low compared to single-family housing, as shown in Table 4. However, as can be noted in FY 2009-2010, one or two large multi-family projects can have a significant effect on the share for multi-family housing development.

**Table 4: Trend in Residential Development – Fiscal Years 2009-2015**

<b>Final Building Permits</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>
Single-Family	362	364	200	266	359	341
Multi-Family	114	30	22	0	0	4
Total	476	394	222	266	359	345
% Multi-Family	23.9%	7.6%	9.9%	0%	0%	1.2%

### **Affordable Housing Development**

The Housing Element documents that sufficient vacant land is designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Unfortunately, the production of new housing affordable to county residents proceeded at a pace that fell below the quantified objectives established in the Housing Element, as listed in Table 5. Table 5 illustrates *calendar year* information through December 31, 2014 as compared to the 2009-2014 Housing Element Quantified Objective. Subsequent years will be compared to the current 2014-2019 Housing Element Quantified Objective, which is lower than the 2009-2014 objective.

**Table 5: Housing Units Permitted Compared to Housing Element Quantified Objective for Calendar Years 2010-2014**

	<b>Very Low and Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
Housing Element Objective*	858	418	924	2,200
Housing units completed in 2010	100	4	290	394
Housing units completed in 2011	32	2	133	167
Housing units completed in 2012	13	2	195	210
Housing units completed in 2013	8	2	316	326
Housing units completed in 2014	17	4	352	373
Number of housing units (below) or above the Housing Element Objective	(688)	(404)	362	(730)

\* Total number units desired by the Housing Element during the 2009-2014 period. The Housing Element was updated in June 2014. The 2014-2019 Housing Element Quantified Housing Objective is for 1,092 new units (443 units for below moderate income, 192 units for moderate income and 457 above moderate). Workforce housing units would be a subset of above moderate income.

**Commercial Development Trends, FY 2014-2015**

All new non-residential development is categorized here as “commercial,” including public projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last six years, as shown in Table 6:

**Table 6: Trend in Commercial\* Development – Fiscal Years 2009-2015**

	Valuation of Issued Permits	Change	Final Building Permits	Change
FY 2009-10	\$20,264,410		99	
FY 2010-11	\$24,241,457	20%	96	-3%
FY 2011-12	\$27,258,960	12%	57	-40%
FY 2012-13	\$40,111,609	47%	80	40%
FY 2013-14	\$30,079,221	-25%	129	61%
FY 2014-15	\$28,021,865	-7%	124	-4%

\*Includes other non-residential and public projects

**Application Hearings**

Table 7 lists the number of public hearings held on applications for development and policy decisions. A single application may involve several hearings that are included in the table.

**Table 7: Application Hearings**

Hearing Body and Application Types	FY 2013-14	FY 2014-15	Change
<b>Board of Supervisors — Total</b>	<b>111</b>	<b>130</b>	<b>17%</b>
General Plan/Ordinance Amendments	22	28	27%
Agricultural Preserves	6	12	100%
Appeals	6	12	100%
Other Items	32	34	6%
Consent Items	45	44	-2%
<b>Planning Commission — Total</b>	<b>60</b>	<b>71</b>	<b>18%</b>
Conditional Use Permit/Dev. Plans	21	27	29%
Minor Use Permits	4	0	-100%
Variances	4	2	-50%
Tract Maps	5	4	-20%



# Attachment 1 - General Plan Annual Progress Report FY 2014-15

Hearing Body and Application Types	FY 2013-14	FY 2014-15	Change
General Plan/Ordinance Amendments	9	14	56%
Appeal	0	0	no change
Other items	3	2	-33%
Consent Items (time extensions, General Plan conformity reports)	14	22	57%
<b>Subdivision Review Board — Total</b>	<b>18</b>	<b>13</b>	<b>-28%</b>
Parcel Maps	6	9	50%
Lot Line Adjustments	10	3	-70%
Conditional Certificates	1	1	no change
Consent Items (time ext, public lots)	1	0	-100%
<b>Planning Department Hearings — Total</b>	<b>120</b>	<b>119</b>	<b>-1%</b>
Minor Use Permits (subtotal):	108	102	-6%
Residential Single Family	48	40	-17%
Residential Additions	12	22	83%
Residential Multi Family	2	1	-50%
Commercial/Industrial/Office	8	19	138%
Miscellaneous	38	20	-47%
Road Names	0	1	--
Lot Line Adjustments	10	16	60%
Appeal of Admin Fine	2	0	-100%
<b>Airport Land Use Commission — Total</b>	<b>20</b>	<b>25</b>	<b>25%</b>
Project Reviews	20	25	25%
<b>TOTAL ALL PROJECTS</b>	<b>329</b>	<b>368</b>	<b>12%</b>